

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision Plat on this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

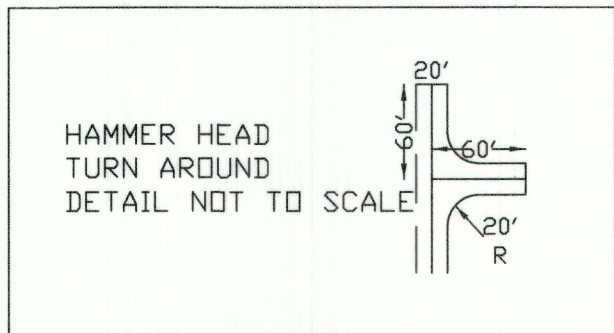
DUCHESNE COUNTY RECORDER

State of Utah } s.s. Entry Number \_\_\_\_\_  
County of Duchesne

Filed for recording at the request of \_\_\_\_\_

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Fee: \_\_\_\_\_

Shelley Brennan Duchesne County Recorder



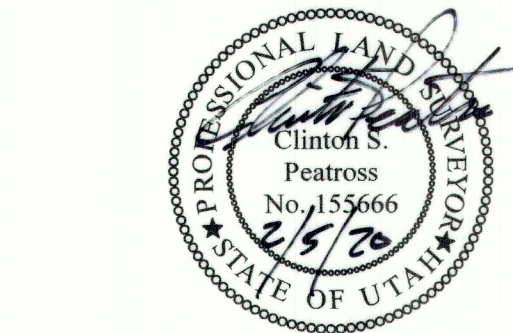
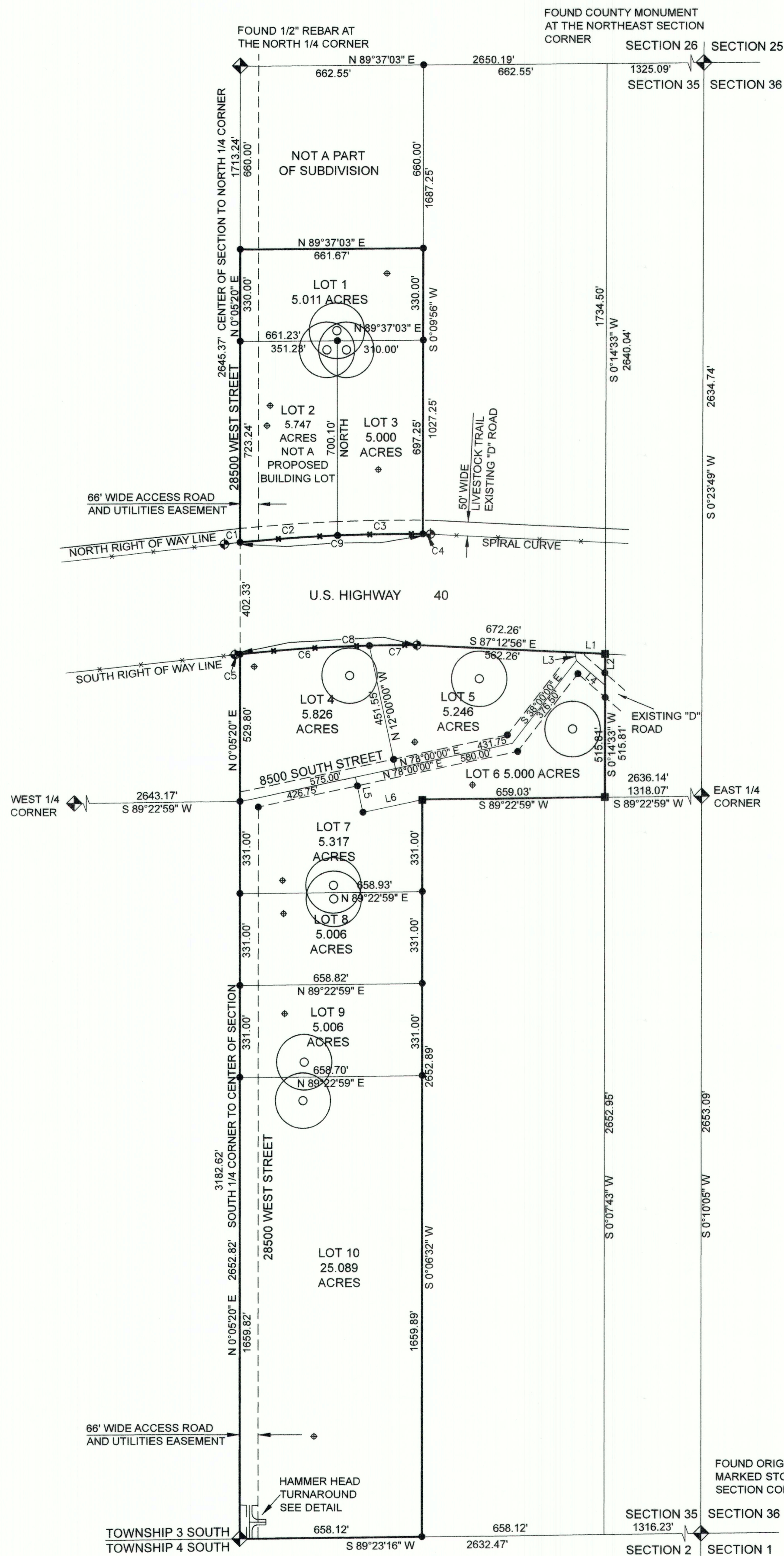
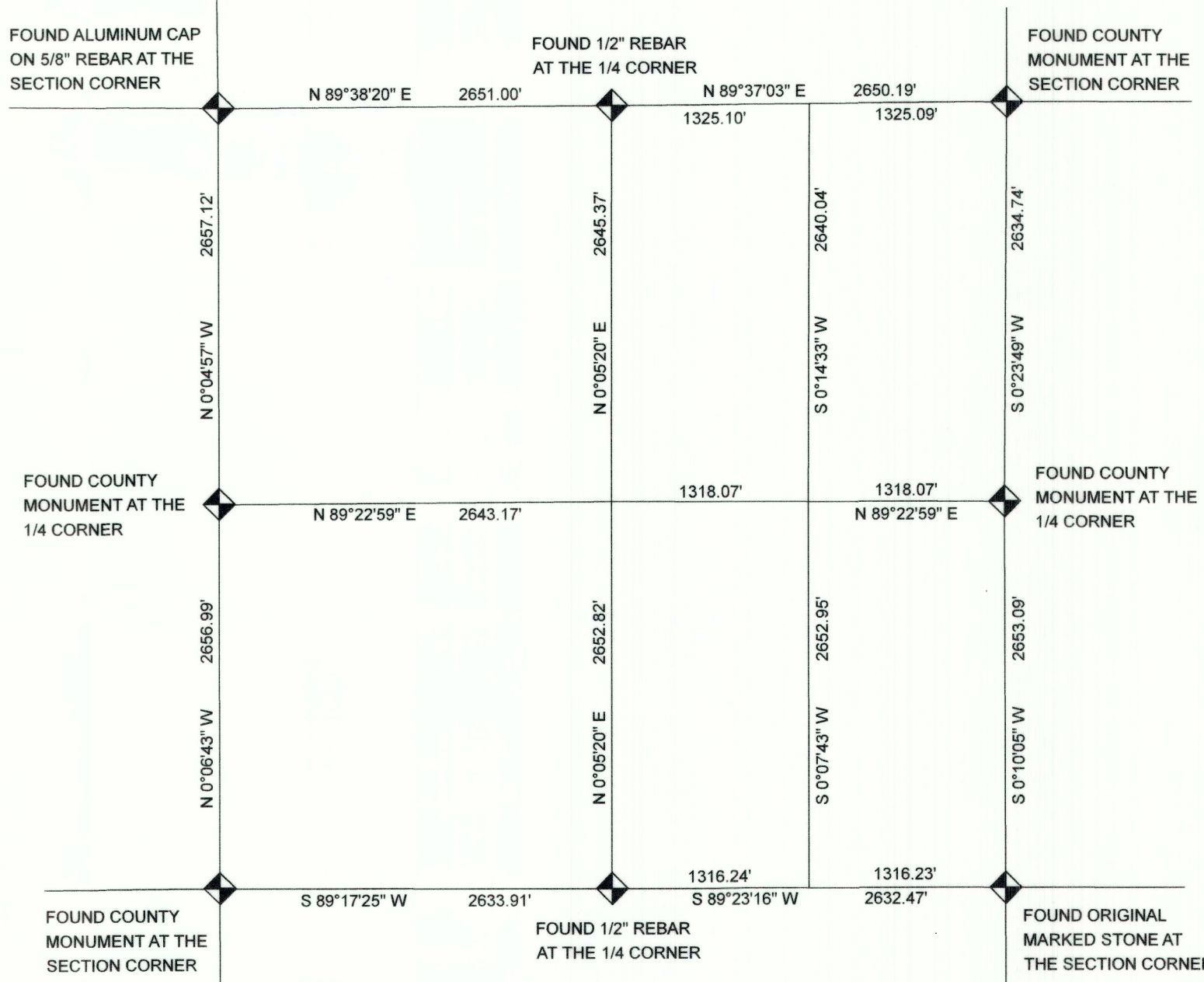
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°12'56" E	110.00'
L2	N 00°14'33" E	113.67'
L3	S 12°00'00" E	30.00'
L4	N 49°00'00" W	136.68'
L5	S 12°00'00" E	130.07'
L6	S 78°00'00" W	219.33'

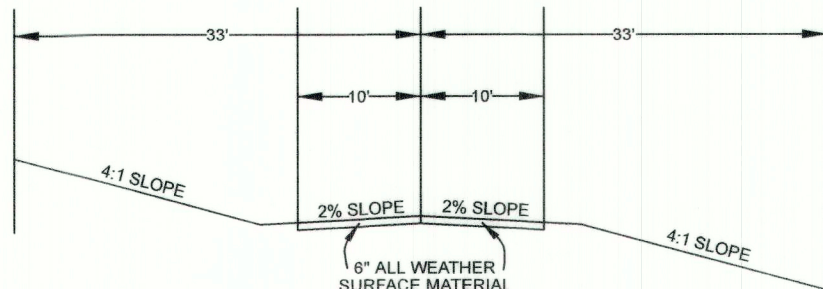
CURVE TABLE

CURVE	Δ ANGLE	RADIUS	TANGENT	LENGTH	CHORD	LONG CHORD BEARINGS
C1	0°33'10"	5879.58'	28.36'	56.73'	56.73'	N 83°51'58" E
C2	3°26'38"	5879.58'	176.71'	353.32'	353.27'	N 85°51'41" E
C3	3°00'07"	5879.58'	184.06'	308.05'	308.02'	N 89°05'01" E
C4	0°18'07"	5879.58'	13.78'	27.58'	27.56'	S 89°11'14" E
C5	0°06'50"	5479.58'	5.45'	10.89'	10.89'	N 85°31'36" E
C6	4°54'11"	5479.58'	234.60'	468.91'	468.78'	N 86°09'15" E
C7	1°53'02"	5479.58'	90.10'	180.17'	180.16'	N 89°32'54" E
C8	6°47'13"	5479.58'	324.92'	648.08'	648.71'	N 87°05'48" E
C9	6°28'42"	5879.58'	331.04'	661.37'	661.02'	S 87°21'43" W

SECTION 35  
TOWNSHIP 3 SOUTH, RANGE 6 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
SCALE 1" = 1000'



CENTERLINE ROAD EASEMENT  
DETAIL



TEST PIT LOCATIONS

LOT 1	40°10.909'N	110°31.718'W
LOT 2	40°10.813'N	110°31.810'W
LOT 3	40°10.786'N	110°31.723'W
LOT 4	40°10'38.91'N	110°31'48.19'W
LOT 5	40°10.618'N	110°31.706'W
LOT 6	40°10.600'N	110°31.645'W
LOT 7	40°10.528'N	110°31.801'W
LOT 8	40°10.514'N	110°31.804'W
LOT 9	40°10.280'N	110°31.474'W
LOT 10	40°10.208'N	110°31.775'W

RECORD OF SURVEY AND  
MINOR SUBDIVISION

FOR  
MOUNTAINS WEST RANCHES  
TO BE KNOWN AS  
GREAT BASIN ESTATES PHASE 4  
LOCATED IN THE EAST 1/2 OF SECTION 35  
TOWNSHIP 3 SOUTH, RANGE 6 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Tren J. Grant, President of Mountains West Ranches, a J.T. Grant Company Inc., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17 of the U.C.A., I have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

DESCRIPTION OF THE MOUNTAINS WEST RANCHES PROPERTY

TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 35: Beginning at the South Quarter Corner of said Section; thence North 0°05'20" East 3182.62 feet along the north-south quarter section line to a point on the South right of way line of U.S. Highway 40, said point being on a 5479.58 foot radius curve; thence leaving said north-south quarter section line and running Easterly through a central angle of 6°47'13" for an arc length distance of 649.08 feet (long chord bearing and distance = North 87°05'48" East 648.71 feet) along said South right of way line to the end of said curve; thence South 87°12'56" East 672.26 feet along said South right of way line to a point on the East line of the West Half of the East Half of said Section; thence South 0°14'33" West 515.81 feet along said East line of said W1/2 of said E1/2 to a point on the east-west quarter section line; thence South 89°22'59" West 659.03 feet along said east-west quarter section line to a point on the East line of the West Half of said W1/2 of said E1/2; thence South 89°23'16" West 658.12 feet to the point of beginning, containing 56.428 acres. ALSO INCLUDING: Beginning at a point on the north-south quarter section line and being South 0°05'20" West 660.00 feet from the North Quarter Corner of said Section; thence leaving said north-south quarter section line and running North 89°37'03" East 661.67 feet to a point on the East line of the West Half of the West Half of the East Half; thence South 0°09'56" West 1027.25 feet along said East line of said W1/2 of said W1/2 of said E1/2, said point being on the North right of way line of U.S. Highway 40 and being on a 5879.58 foot radius curve; thence running Westerly through a central angle of 6°26'42" for an arc length distance of 661.37 feet (long chord bearing and distance = South 87°21'43" West 661.02 feet) along said North right of way line to a point on the north-south quarter section line; thence North 0°05'20" East 1053.24 feet to the point of beginning, containing 15.784 acres. Total acreage = 72.212 acres. Tax ID #3498

Together with and subject to a 66 foot wide access road and utilities easement being further described as follows: Beginning at a point on the north-south 1/4 section line and being South 0°05'20" West 660.00 feet from the North 1/4 Corner; thence North 89°37'03" East 66.00 feet; thence South 0°05'20" West 1046.74 feet to a point on the North right of way line of U.S. Highway 40; thence Westerly 66.00 feet along said right of way line to a point on said north-south 1/4 section line; thence North 0°05'20" East 1053.24 feet to the point of beginning.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, and then prepare a Minor Subdivision plat.  
BASIS OF BEARING: North 0°23'49" East from the East 1/4 Corner to the Northeast Section Corner.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREN J. GRANT, PRESIDENT OF MOUNTAINS  
WEST RANCHES, A J.T. GRANT COMPANY, INC.

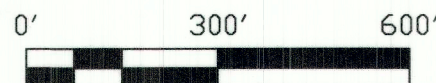
ACKNOWLEDGEMENT

County of \_\_\_\_\_ } s.s.  
State of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT COMPANY, INC., the signer  
of the above OWNER'S ACKNOWLEDGEMENT, and who acknowledged to me that he signed it freely and  
voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public

SCALE 1" = 300'



- = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666
- = FOUND 1/2" REBAR
- ◆ = RIGHT OF WAY MONUMENT
- = FENCE LINE ALONG RIGHT OF WAY
- = PROPOSED 15' RADIUS WATER WELL LOCATION
- ⊕ = SOIL TEST HOLE LOCATION

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1226 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision.

All Parcels must drill water wells within the circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibility.

All water wells must be grouted to a minimum of 100' in depth. Any deviation from this standard must be coordinated with Tri-County Health Department to show feasibility and protection zone compliance.

County Surveyors File # 4393

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

cell: (435)724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 4/4/2018  
SHEET: 1 OF 1 JOB NAME: J.T. GRANT JOB# 1280